

111 Condo Circle

Contents

Property Inspection Report

Information from the State of Texas and additional information from the inspector.

Structural Section of the Report detailing the foundation, grading and drainage, the roof, attic, floors, ceilings, walls, windows, stairs, fireplaces, porches, and other portions of the structure.

Electrical section of the report detailing how the electricity enters the home and all of the fixtures attached to this system.

Heating, Cooling, and Ventilation section detailing how the air is conditioned for heating and cooling, as well as how the air travels through the home.

Plumbing section of the report detailing how the water enters the home and all of the fixtures attached to this system

Built-in appliances section of the report detailing equipment that is part of the home, including such items as cooking equipment, ventilation, and garage door operators.

Optional Systems section includes items not typically inspected, or inspected for an additional cost. I include inspections of the lawn sprinkler system, outdoor cooking equipment, and outbuildings as a standard part of my inspection. If I see an issue with another optional system, I will mark the issue down, but I may or may not fully inspect the system (if inspected this will be marked).

Photographs

this section can be one to three pages of photographs to show some details of the report more clearly.

Invoice

Instructions on how to make payments, or if payment had been made, there will be an indication that payment was received.

Consumer Notice From the State of Texas Concerning Hazards or Deficiencies

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 111 Condo Circle
(Address or Other Identification of Inspected Property)

By: Frank Schulte-Ladbeck TREC# 9073 11/11/2011
(Name and License Number of Inspector) (Date)

Sponsoring Inspector, if required) Not applicable _____ (Name, License Number and Signature of

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE

Report Identification 111 Condo Circle

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficiency**

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Foundation type(s): slab on grade

Cracks:

On the Exterior: none noted

On the Interior: none noted

Movement: indicated by the doors were not seating well, there was an up and down movement in the floor, particularly towards the far corner of the front bedroom

Condition:

some damage to butter coat observed (this is a coat of cement to make it look good.

There was movement, but a full inspection of the foundation is not possible without an examination of the entire building.

B. Grading and Drainage

Comments:

Condition of the grading of the land:

The grading is high on the foundation. Having six inches would help prevent moisture and pest problems.

Condition of the gutter system: gutter downspout damaged by entrance

Note: for the flood plain status of a property in Harris County, you can call the Harris County Permits Group from 7:30am to 4:00 pm at 713.956.3000. You will need to know the subdivision, section, block and lot, the street address, and Harris County Appraisal District Tax Identification number. Otherwise you can go to <http://www.fema.gov/> for a map.

An effective gutter system all the way around the home that directs water away from the house can help maintain the home. It is not required though. You can ensure that the grading around the house continues to move water away from the structure. Have no areas where the water can pond. Grading can change due to the landscaping or other factors.

I	NI	NP	D
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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type(s) of roof covering: composite shingles

Viewed From:

Comments:

Type of flashing around roof penetrations:

. **Note:** plastic vents for plumbing have seals which break down faster than the roof, which causes a roof leak there before the roof material breaks down.

Type of flashing along wall to roof joints:

Note: Step flashing is better for our area to prevent moisture problems, yet a single piece of flashing is used by some builders for appearance or other reasons. Step flashing is flashing done in pieces like steps.

Condition of and previous repairs to flashing, skylights, and other roof penetrations:

Condition of the roof covering:

Note: the unit was on the ground floor

Note: In our climate, lighter colored roofs, particularly white roof coverings, are more energy efficient. There are reflective materials which can be added to roof coverings which help improve energy efficiency. These are found on certain types of metal roofs and on roofs with elastomeric coatings. The UV protection on composite shingles is the small pebbles which can come off, to be found in the gutters. When enough of these pebbles come off of the shingle, the asphalt can degrade faster from the UV light. One frequent issue on the roof is the caulking of nail and bolt heads. If a nail or bolt head rusts, this can be a leak source. Over time, the caulk can break down, so this should be checked every year to see if recaulking is needed.

I	NI	NP	D
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D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments: this is a lower unit condo.

Viewed From:

Approximate Average Depth of Insulation:

(Each insulation is different; however, for the Houston area, having 14" of insulation at a minimum the best option for energy efficiency).

Not a typical practice, but insulating over the garage and porch will help with the energy efficiency of the home. Also, ensure that the insulation goes over the framing holding up your ceiling (ceiling joists) to prevent attic heat from migrating down.

Approximate Average Thickness of Vertical Insulation:

(As with the above, each insulation is different; however, having at least 10" of insulation is the best for energy efficiency.)

Attic Entry:

Any visible evidence of moisture penetration:

Type of Ventilation:

Condition/Description:

Note: Determining the R-value in a home inspection is not always possible. Builders typically place an R-value around R32 over living spaces, yet they are not required to insulate fully. Given Houston's climate more insulation is better, and having every area in the building envelope covered, such as the garage and porch, will help with energy efficiency. The type of ventilation in the home does not matter, mechanical or passive, but having good ventilation in the attic reduces moisture damage, and decrease energy bills by cooling the space during our hot months.

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Corners around the home damaged. Patch marks on walls from past repairs are present.

Exterior cladding on porch is missing in spots and damaged in others.

Past moisture damage signs around the interior of both windows.

Lower kitchen cabinets and counters are damaged as is the bathroom cabinets.

There is a gap between brick and porch cladding that should be sealed/caulked.

There was missing door trim or damaged door trim in the unit.

Note: Any joint where two walls meet, wall penetrations, or two different wall coverings exist needs to be sealed to prevent moisture entry. This sealing also helps with energy efficiency by preventing air flow. An exterior grade caulk is acceptable, but due to movement or other factors, the joints may need to be recaulked.

F. Ceilings and Floors

Comments:

The rear bedroom has damage to the ceiling, which appears to be a past leak from the unit above.

See Foundation section for floor slope.

Hole in kitchen pantry closet ceiling.

Note: Over time, flooring over framing can come loose, causing squeaks. There are means to reattach this through carpeting. Dips and valleys can happen as well. When they become too severe, new brace framing is needed.

G. Doors (Interior and Exterior)

Comments:

Front door has damage marks on it.

Door to porch closet is damaged at the base. A proper exterior door would help here.

The utility closet door is damaged.

Rear bedroom door missing handle.

Door to porch has a loose handle.

Doorstops missing from several doors. (Front bedroom and front door do have stops).

Many doors are not seating well in the unit.

Porch door has damage to weatherstripping.

Doors did not seat well in their frames.

Note: some doors that stick or do not close in the frame well can be do to movement of the home or the foundation. If you have such indicators, wait to repair doors after you have the foundation repair.

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H. Windows

Comments:

Window screens have the following issue(s): none

Glazing strips missing from both windows. Window panes damaged, with one having a hole in it. Rear bedroom window is screwed shut. Window in front bedroom not working well.

Some pains of glass are painted.

Note: window screens allow windows to be opened for breezes without being bothered by insects, like during a power outage. Properly functioning window mechanisms help seal the window for energy efficiency. Properly operating windows become escape routes during emergencies and a way to vent moisture from the building.

I. Stairways (Interior and Exterior)

Comments:

Note: Once a stairway has three steps, you should have a handrail to help steady those in need up those steps. Steps should be of an even height to prevent tripping. If you do have a second floor, you should consider having an emergency route to escape in case the fire engulfs the stairs, such as a rope ladder.

J. Fireplace/Chimney

Comments:

Rust signs in firebox indicate past leak. Damper was hard to open.

Minor creosote in flue. The unit was set back from the wall causing a gap.

Note: Any fireplace with an open firebox is energy inefficient in our climate, due to allowing conditioned air to escape. To improve energy efficiency the damper should be kept in the closed position when not in use.

The "saddle" or the "cricket" of a chimney is the same feature. This is a bump in the roofing which diverts water away from the chimney facing the roof plane. Chimneys without this feature can collect water, which can cause damage. The top of the chimney needs to be maintained to prevent water from staying there too. The end of the chimney flue should have some type of cap and spark arrestor to prevent pest entry, rain entry, and to prevent fire sparks from coming out. Creosote is the soot which builds up over time on the chimney. Since this substance is flammable, it should be cleaned from the surfaces in the flue.

K. Porches, Decks and Carports (Attached)

Comments:

Trim from the porch above, which makes a roof for this unit had major moisture damage
The roof over the porch had moisture damage.

L. Other

Comments:

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Type: Gould

Location of the service panel: shutoff outside main panel in the bathroom.
 Location of grounding rod: none present
 Location of service entrance cables (power lines):underground
 Are there AFCI breakers: No AFCI breakers prevent fires from arcs in bedrooms, so they are a nice safety feature.
 Panel cover was not properly secured (only two screws).
 There was a gap between breakers in the panel that needed a knockout to prevent someone poking through the gap.
 The panel was not marked.
 There was a mud dauber nest in panel. Paint had been sprayed into the interior.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:
 Type of wiring:copper
 GFCI located in bathrooms no , kitchen & wetbars no
 Ground fault circuit interruptors help prevent injury if an electric appliance comes into contact with water.

Are Tamper Resistant (TR) outlets present? No
 Tamper resistant outlets are a new safety feature, which helps to prevent children from sticking things into the plug.

Are the exterior outlets Weather Resistant (WR)? No
 Weather resistant outlets are a new type of exterior outlets, which helps the outlet be protected from the weather.

Loose outlets: bedrooms and den

Switches and other outlet issues: two outlets not attached to the junction box: one is above the microwave; the other is in the front bedroom.

Condition of the Smoke Alarms: no smoke alarms are in the bedrooms . The one smoke alarm in the dining area has been dismantled.
 Alarm box has been dismantled.

Condition of the fixtures: Several fixtures are missing covers or having their covers coming off. Dining area and bathroom missing lens cover. Hall and closets missing light cover. Kitchen coming off.

All switches to fixtures had power, but not all lights worked. The ceiling fan/light in front bedroom did not work at all, but the switch had power.

There was a loose junction box under the kitchen sink, which I believe may be for the dishwasher.

The cable television wire boxes had no covers.

Wiring connections for air conditioning system should be inside unit to protect them.

I	NI	NP	D
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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEM

A. Heating Equipment

Type of System: First Co. forced air system

Energy Source: electric

Comments: Serial Number: could not be read

If the inspector deemed the furnace to be inaccessible: accessible
The unit heated to an acceptable range.

B. Cooling Equipment:

Type of System: panel missing forced air system

Comments: Serial Number:

Proper performance by operating system when outdoor temperature is above 60F by checking the temperature difference between supply and return air:

Difference:

Is the thermostat programmable? No
(Good programming choices can help save energy.)

Compressor did not work. The panel covering the internal wiring was replaced with a piece of sheet metal that was not on.

There was some minor damage to the evaporator coil fins and some rust signs.
No insulation on refrigerant line on the exterior.

C. Duct System, Chases, and Vents Comments

Filter condition: disposable needs to be replaced.

Filter location(s): hall in door for air conditioning unit

This is an unsealed chase under the unit.

The register (vent) in the den did not have a cover.

The bedroom vents had louvers not facing the same way as the others.

Note: Changing the filter is dependent on use and type of filter, but every month is standard to keep air conditioning system running optimally.

I	NI	NP	D
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: complex

Location of main water supply valve: complex

Static water pressure reading: no way to measure

Comments:

If there is a water manifold, location of this unit: not applicable

Toilet was leaking. Toilet seat damaged.

No access to tub drain (if desired, this would be in the dining area). Having access by a panel to the tub drain makes it easier to detect leaks and make repairs.

Drainstop/drain cover in bathroom broken.

Leak at the kitchen sink appears to be from the disposer.

Guard for food disposer broken.

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B. Drains, Wastes, Vents

Comments:

Note: sometimes slow draining fixtures is not due to clogs, but to vents being blocked.

-

C. Water Heating Equipment

Energy Source:

Capacity:

Comments: Serial Number: __

There was hot water, which came from the complex. Hot water was present at sinks and at the tub..

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D. Hydro-Therapy Equipment

Comments: Serial Number: _

Is there access to the motor and GFCI:

I	NI	NP	D
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V. APPLIANCES

- A. Dishwasher**
 Comments: Make and S/N: Estate E00715160
 Location of switch to control the dishwasher: on plate with disposer
 Unit did not have power (see Branch Circuit section for more information)
 There was no way of preventing dirty water from backflowing into the unit.
 This is often done with a high loop.
Note:the switch is not a safe way to turn off power to the unit if you are working on it. This should be done at the breaker. The “hi-loop” is simply a loop in the discharge hose that is affixed in a position above the drain, which is usually in the food waste disposer. This is to prevent dirty water from backflowing into the unit when the dishes have been cleaned. This process can also be achieved by an anti-siphon valve.
- B. Food Waste Disposer**
 Type and Serial Number: Insinkerator VJ73845611
 The guard in the sink was damaged. Leak appears to coming from here.
- C. Range Hood**
 Comments: Make and S/N: in microwave
 The duct needs to be resealed. Light cover not on. Filters should be cleaned.
Note: the filter in the hood removes grease from the air, so it should be cleaned to prevent grease from dropping back down onto a hot stove (fire safety). The range hood also vents moisture from the home, unless it is a recirculating type. In that case you should open a window when cooking to vent moisture.
- D. Ranges/Ovens/Cooktops**
 Comments: Make and S/N GE MG2944860
 Rear left burner did not work. There was no anti-tip device installed.
 The antitip prevents unit from tipping over if something is placed on the door.
 Do not use self clean feature, since interior surface damaged.
- E. Microwave Cooking Equipment**
 Comments: Make and S/N: Ewave serial number faded
 Rust in the interior. No turntable present.
- F. Trash Compactor**
 Comments:Make and S/N:_____
- G. Mechanical Exhaust Vents and Bathroom Heaters**
 Comments: in bathroom does not vent to exterior
 This unit worked, but this was not an exhaust vent to the exterior.
- H. Garage Door Operators**
 Comments:
- I. Door Bell and Chimes**
 Comments:
 Condition of unit:
- J. Dryer Vents**
 Comments:

I	NI	NP	D
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VI OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Supply Systems
Comments:

F. Private Water Wells
(A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

G. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

H. Whole-House Vacuum Systems – Comments:
Comments:

I. Other Built-in Appliances
Comments:
Refrigerator Roper VSM0972468 worked, missing shelf in freezer
Clothes Washer and Dryer worked, washer starting to spin to the degree where
the bearing could break.

Photographs of 111 Condo Circle

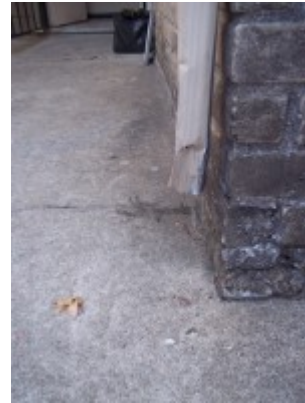
Note: Not all items on the report can be photographed to show the deficiency. These photos are meant to help you understand certain issues. This does not indicate that the items in the photographs is more important than items not photographed.



Window glazing strip missing.



Grading high on foundation.



Downspout dumping water down on path.



.Moisture damage porch area.



Missing trim front door.



Damage to wall cladding in porch area.



Missing vent cover.



Wiring connection not in unit.



Outlet not attached.

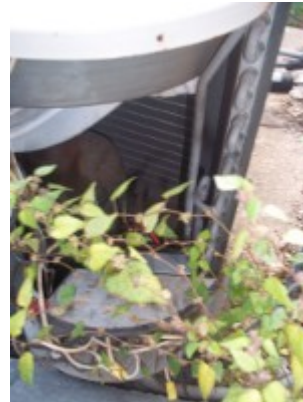
Photographs of 111 Condo Circle



There should be no gaps.



Cabinet busted in kitchen.



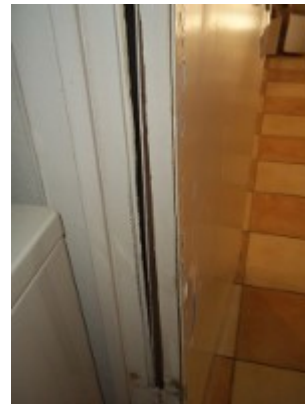
Compressor taken apart.



Gap by fireplace to the wall.



Rust signs in firebox of fireplace.



Damage to utility closet door.



Moisture damage to wall in window area.

INVOICE

For

Date: 11/11/2011

Service provided: home inspection of 111 Condo Circle

Charges: \$250.00

Additional Charges/ Discount:

Total: \$ 250.00 PAID

Payment is due upon receipt. Payments made after thirty days from date of invoice have a late charge of 10%.

Thank you for your business!

Frank Schulte-Ladbeck

TREC #9073

713.781. 6090

Checks can be sent to 9403 Meadowcroft
Houston, TX 77063

For credit cards, please call me to provide the information to process the transaction

For Paypal, I can send you a request or you can send payment to the email:
frank@yourhoustonhomeinspector.com

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC.

Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544
(<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us